



Property Highlights

7928-7930 County Road 153 – “Busy Bee Market & Cafe”

- Popular lakeside destination for locals and tourists alike
- Current business offers many streams of revenue including: grocery, produce, beer & wine sales, kayak, canoe & bicycle rentals, bait & tackle, souvenir and retail merchandise, private events, café, ice cream sales, plant sales, bakery and more
- Located 1.5 miles from Lucas Vineyards on paved County road for year-round, easy accessibility
- Large gravel parking lot
- Vibrant lake community to many year-round residents and a seasonal RV camp ground nearby

Market/Café Features

- Beautiful and bright open space with café seating, grocery/market section, retail area and large service counter/bar
- Modern and neutral design featuring navy wainscoting, bright white walls, polished hardwood floors and industrial lighting
- Bait and tackle fridge
- Numerous self-serve coolers and freezers (currently used for convenience food products like frozen pizza, butter/eggs and cold beverages)
- Quaint display areas fashioned from antique hutches – including an antique Hoosier now acting as a server-station
- Two accessible restrooms. One with diaper-changing station
- Eclectic indoor seating – a mix and match of solid wood dining tables and chairs
- Very clean and well-maintained 48” x 24” x 72” adjustable metal shelving
- Shopping baskets and small carts for customer convenience
- Fun *Coca-Cola* bottle table number signs
- 12-tap beer dispenser system and 4-tap beer kegerator
- Bakery display cases and warming oven
- iPod POS system
- Tasteful nautical décor elements including model sail boats, giant ships wheel and paintings
- Two entry/exit points- from parking lot or front deck (lake side)
- Expansive outdoor deck and enclosed porch offer seating for 75-80 people
- Raised garden beds ready for planting

Kate Seaman Team at Warren Real Estate

830 Hanshaw Road Ithaca, N.Y. 14850

DIRECT (607) 280-3339 OFFICE (607) 257-0666 FAX (607) 257-8801



“The Best In the Business”



Kitchen/Storage Features

- Fully-operational kitchen with ample prep and storage space
- Well-organized, clean and tidy
- Flat-top grill, 6-burner gas range and double commercial oven included
- Spacious walk-in cooler and separate beverage cooler
- Reach-in and chest freezers
- Separate dry-storage and bakery room
- Great layout with room for expansion
- Large office with lake view
- Separate Employee entrance

Wine Shop Features

- Approximately 500 square feet
- Convenient entrance from parking lot
- Separated from main building by courtyard
- Maroon carpeting
- POS System
- Wooden racks and shelving
- Additional storage rooms

Kate Seaman Team *at* Warren Real Estate

830 Hanshaw Road Ithaca, N.Y. 14850

DIRECT (607) 280-3339 OFFICE (607) 257-0666 FAX (607) 257-8801



"The Best In the Business"